PLAT NO. 170346

REPLAT ESTABLISHING

CRESTA BELLA UNIT 4B ENCLAVE

BEING A TOTAL OF 6.115 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, N.C.B. 18333 AND THE B. SHERRER SURVEY NO. 409 ABSTRACT NO. 672 AND BEING A PORTION OF THE REMAINDER OF A 48.576 ACRE TRACT OF LAND CONVEYED TO ELMAC, LTD. OF RECORD IN VOLUME 11259, PAGE 803, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LOCATION MAP
NOT TO SCALE

LEGEND

1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
2.) FOUND 1/2" IRON PIN
3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION
4.) OFFICIAL PUBLIC RECORDS — O.P.R.
5.) DEED AND PLAT RECORDS — D.P.R.
6.) REAL PROPERTY RECORDS — R.P.R.
7.) EXISTING CONTOURS
8.) PROPOSED CONTOURS
① = 10' G.E.T.TV ESM'T
② = 10' WALL EASEMENT
④ = 15' DRAINAGE EASEMENT

- ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A ORANGE PLASTIC CAP STAMPED "CAW RPLS 5810." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.

CAW CONSULTANTS, INC.
Civil Engineers Land Surveyors Land Planners
P.O. BOX 209
MASON, TEXAS 76856
830-992-0964

OWNER/DEVELOPER:
242 CRESTA BELLA, LTD.
200 CONCORD PLAZA, STE. #900
SAN ANTONIO, TX 78216
(210) 487-7878

CIVIL ENGINEER:
NAME: KAVANAUGH CONSULTING, LLC.
ADDRESS 108 RIVER OAKS DR.
WIMBERLEY, TEXAS 78676
Ph. (512) 587-7307

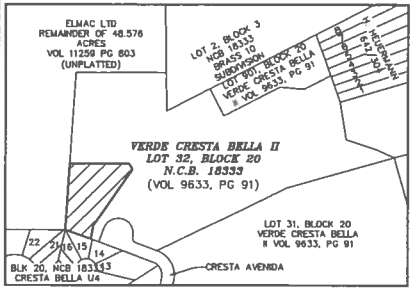
GRAPHIC SCALE

100 50 25 0 50 150

(IN FEET)
1 inch = 50 ft.

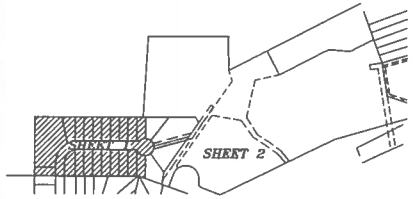
PLAT NOTES:
SEE SHEET 2 OF THIS PLAT FOR ALL RELEVANT PLAT NOTES.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 20, NCB 18333 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, INGRESS/EGRESS, WATER, AND SANITARY SEWER EASEMENT.

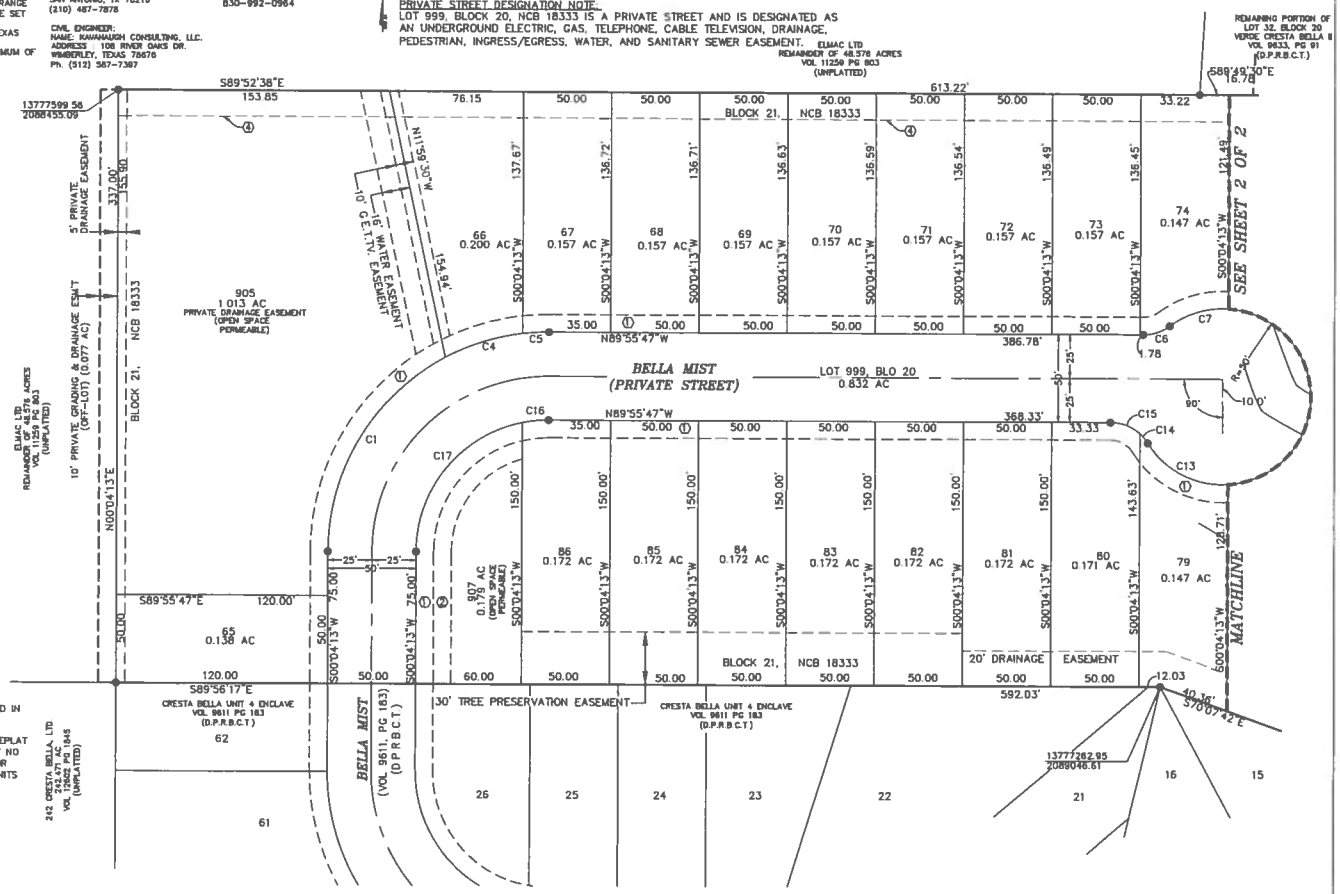


AREA BEING REPLATTED

BEING A PORTION OF LOT 32, BLOCK 20, N.C.B. 18333, VERDE CRESTA BELLA II AS RECORDED IN VOLUME 9633, PAGE 91 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



INDEX MAP
N.T.S.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT METROPARH WHICH IS RECORDED IN VOLUME 9633, PAGE 91, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

_____
DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: DAN HULL, IT'S MANAGER

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF CAW CONSULTANTS, INC. UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CRAIG A. WALLENDORF
5810
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID PARKERSON
87016
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: DAN HULL, IT'S MANAGER

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
DULY AUTHORIZED AGENT
ELMAC, LTD

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF CRESTA BELLA UNIT 4B ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 2017.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE

_____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____ A.D. 2017.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

D:\3-PZB CRESTA BELLA\PMS\13-070.06 CRESTA BELLA UNIT @ CURRENT 43 OF 11-13-17